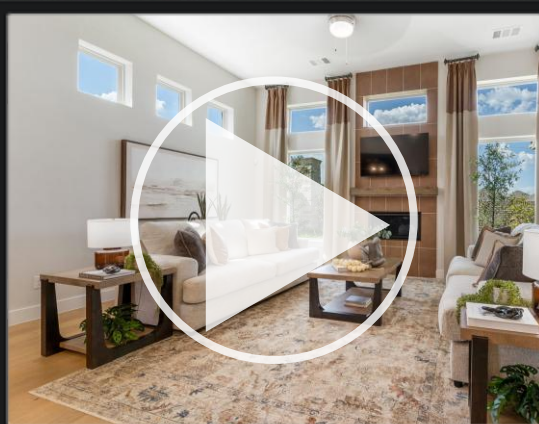




CASTLEROCK COMMUNITIES

Westridge | McKinney, TX



Welcome to Westridge, a charming new home community near McKinney, Texas, offering beautifully designed new homes built for comfort and convenience. Located in one of the fastest-growing cities in the Dallas/Fort Worth Metroplex, CastleRock at Westridge features modern home designs, quality construction, and will feature various community amenities such as a playground, an amenity center with a covered pavilion, splashpad, BBQ grilling area, and a pool! Enjoy the suburban tranquility with easy access to local attractions, nearby parks, and historical relics in the heart of Downtown McKinney. Discover the perfect blend of small-town charm and modern convenience at Westridge.



Westridge

912 Mize Dr. McKinney, TX 75071

Ph: 214-273-8611

Property Tax Information

McKinney I.S.D	\$1.1300
Collin County	\$0.1500
Westridge PID	\$0.4200
Collin College	\$0.0800
Princeton City	\$0.4400
Total Tax Rate (before homestead)	\$2.2200

Homeowner's Association

Westridge HOA	\$650
HOA - Working Capital Fee plus reserves	\$1000 + \$500
HOA - Transfer Fee	\$250
HOA - Resale Certification Fee	\$340

Emergency Numbers

Emergency	911
Princeton Police Department	972-736-3901
Princeton Fire Department	469-502-4196

Local Utility/Service Providers

Electric-GCEC Electric	903-482-7100
Cable/Internet/Phone-AT&T	855-915-0510
Gas-Atmos Energy	888-286-6700
Water/Sewer-City of Princeton	972-736-2416

Trash Collection

Community Waste Disposal	972-392-9300
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Medical Facilities

Baylor Scott & White Forney	469-689-0770
Care United/ Urgent Care	972-564-0044

Community Schools

McKinney ISD

Webb Elementary School (K-5)	469-302-6000
Scott Johnson Middle School (6-8)	469-302-4900
McKinney North High School (9-12)	469-302-4300

Colleges

Collin College	972-599-3100
UT Dallas	972-883-2111

Shopping

Walmart Supercenter	972-736-6491
Fairview Town Center	972-363-2209
Kroger	972-548-9053

Area Churches

Churches of every denomination are available.
See consultant for information

Area Recreation

Princeton Municipal Park	972-734-5333
J.M. Caldwell St. Community Park	972-734-5333
Veterans Memorial Park	972-734-5333
Parkview Heights Park	972-734-5333





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Westridge

Closing Fees & Maintenance Dues:

Closing Fees: \$340.00 Resale Package
 \$250.00 Transfer Fee
 \$250.00 Covenant Inspection Fee (upon request)
 \$75.00 Builder Certificate/Lot Take-downs
 \$1,000.00 Working Capital Fee
 \$500.00 Reserve Fund Contribution

Assessment: \$650 assessment - \$162.50 due quarterly

Payment Address: Westridge
 c/o VCM, Inc.
 5757 Alpha Road Suite 680
 Dallas, TX 75240

For an itemization of what is included in the annual dues, please see the attached anticipated build-out budget.

Resale Orders:

For all resale requests, please order one directly from us via email at resale@vcmtexas.com. Our turnaround time is 24 hours.

Homeowner's Association Contact Information:

Management Company: VCM, Inc.
Phone Number: 972.612.2303
Email: vcminfo@vcmtexas.com
 Manager@westridgetxhoa.com

Utility Providers:

Gas: Atmos Energy 888-286-6700
Electric: Power To Choose 844-544-0324
Water/Sewer: City of Princeton 972-736-2416
Phone/Internet: AT&T 855-915-0510 | Spectrum 855-855-4575
Trash: Main: 972-392-9300 | Bulk Trash: 469-452-8000



Schools:

School District:

www.mckinneyisd.net

Elementary:

Webb Elementary School (K-5)
469-302-6000

Middle School:

Scott Johnson Middle School (6-8)
469-302-4900

High School:

McKinney North High School (9-12)
469-302-4300



Westridge

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 8:12 roof pitches
- Brick on front and sides to 9' per plan; two story homes will include brick on front, and sides
- Brick at front entry walls
- Upgrade elevations available
- Custom address block
- One exterior coach light
- Gray mortar included at all masonry locations.
- 30-year dimension Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door.
- 9100 series insulated steel garage door with automatic opener.
- Covered rear patio size variations may occur due to lot depth
- 3' broom finished privacy walk from driveway to entry.
- 16' broom finished driveway.
- 4' public walks per community guidelines

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas (Per plan)
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing.
- Nickel finish door hardware
- Monterey drag texture at ceilings and walls.
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room and master bedroom
- Kichler designer light fixtures

CHEF'S KITCHEN

- Flat-panel birch kitchen cabinets with 42" upper cabinets
- GE Free-Standing Stainless Steel gas range, dishwasher and space saving external venting microwave.
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection.
- Cultured marble countertops with square edge and integral rectangular sinks
- Super shower at master bath with 3X6 white tile
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Flush-mounted LED down lighting at vanities
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8" pad

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan.
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient LowE366 Vinyl Windows with argon gas
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension. foundations
- Engineered framing.
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system
- Energy Efficient White Vinyl Windows with LoE366 And with Argon gas
- Anti-siphoning devices on exterior hose bibs
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell
- Main water shut-off access.
- Electric washer/dryer connections

LANDSCAPING PACKAGE

- Three 15-gallon, five 5-gallon, ten 1-gallon shrubs and ten 4" pots of ground cover in front yard
- One 4" caliper oak tree.
- Fully fenced rear yard; with one gate, stained.
- Fully sodded front, side, and rear yard with full sprinkler system
- Full gutters.
- Two exterior hose bibs (per plan)

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Pre-start meeting with our team.
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





Westridge

Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 8:12 roof pitches per plan
- Brick on front and sides per plan second floor include brick on front and sides.
- Gray mortar included at all masonry locations
- 30-year dimensional Black Shadow shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany two panel 8' tall front door with nickel finish handle set
- 9100 Series Sonoma Panel insulated steel garage door standard window inserts with automatic opener and decorative hardware
- 10X10 broom finished concrete rear patio
- Covered rear patio sized variations may occur due to lot depth
- 16-foot driveway with 3-foot privacy walk to entry
- 4' wide public walks per community guidelines
- Iron railing on exterior balconies per plan

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative California rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Monterey drag texture on ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- White paddle switches throughout
- Kichler designer light fixtures

**Fireplace option available (direct vent only)

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE Free-Standing Stainless gas range, dishwasher, and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray

**Optional island for most plans

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
Master bath includes separate tub and shower with 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Wide selection of carpet over 3/8-inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient Vinyl Windows with LoE366 and with Argon gas
Almond frame windows with screens on operable windows
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (**gas connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shutoff access
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Security pre-wire with 3 keypad pre-wire locations, 1 motion detector pre-wire location, contacts at first-floor doors, and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Three 15-gallon, five 5-gallon, ten 1-gallon shrubs and ten 4" pots of ground cover in front yard
- One 4" caliper oak tree.
- Fully sodded front, side, and rear yards with full sprinkler system
- Gutters at front, sides, and rear per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6' privacy fence at rear yard with one gate stained.

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





Westridge

Cobalt Series

40' homesites

9/26/2025

One-Story Homes

Base Price

Oak II	1404	3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio	\$304,990
Pecan	1570	3 bedrooms, 2 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3, and optional covered patio	\$321,990
Maple	1689	3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio	\$329,990

Two-Story Homes

Mesquite	1963	3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio	\$344,990
Ash	2198	4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.	\$354,990
Hickory	2334	4 bedrooms, 2.5 bathrooms, open concept family room, dining room, and kitchen with 2nd floor game room. Optional Features: 1/2-car and 3rd-car garage.	\$359,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgraded elevations, lot premiums, and options. We reserve the right to substitute products, equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Color and size variations may occur. Stated lot sizes are "generic" and actual width will vary. See Sales Consultant for current plan and elevations. Views may be altered by subsequent development, construction, and landscaping growth. Not an offer or solicitation to sell real estate property. Equal housing opportunity.



Westridge

Silver Series

50' homesites

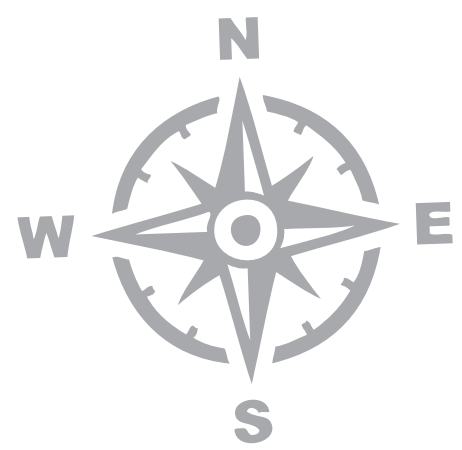
2/11/2025

One-Story Homes			Base Price
Aspen	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$356,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$364,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$374,990
Glenwood	2264	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio option, study or optional bedroom #4, optional 2nd floor bonus room	\$399,990
Two-Story Homes			
Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$424,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$434,990
Hayden	2809	4 bedrooms, 2.5 bathrooms, large kitchen and dining area that opens into the family room, study, game room, media room. Optional features: bedroom #5 and bath #3 in lieu of media, bedroom #6 and bath #4 in lieu of study	\$439,990
Snowmass	3313	4 bedrooms, 3.5 bathrooms, open concept layout, 2-story formal dining and family room, kitchen with island, study, game room, media room, optional covered patio	\$458,990
Southfork	3542	5 bedrooms, 4 bathrooms, open concept layout with spacious family room, study, formal dining room, mud room, two master bedroom closets, upstairs game room, and covered balcony. Options include designer kitchen, 3-car garage, super showers, bedroom #6 and rear covered patio	\$489,990





40' HOMESITES
50' HOMESITES



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



CASTLEROCK COMMUNITIES

QUALITY AND SUSTAINABILITY UNDER ONE ROOF

Today, it is easier than ever to live sustainably without sacrificing style. Throughout our many years of business, our buyers have trusted us to build safe, high-quality homes with them and their families' well-being in mind. CastleRock makes it possible to create a home that is beautiful, comfortable, and eco-friendly.



INSPIRED BY YOU

CastleRock was founded with one goal in mind; to build sustainable homes that reflect your true essence. Our team is committed to providing superior service with passionate execution, using your life, your personality and your dreams as the building block for your future home.

BUILDING A BETTER HOME

From energy and water efficiency to construction durability and an improved indoor environment, we are building homes that are better for you, your wallet, and the planet. Unique design elements combined with our modern features give every room in your home a luxurious feel that will last a lifetime.



YOUR HOME IS YOUR CASTLE

We believe this old adage remains more applicable today than ever before. Our homes are designed to create unique opportunities for our customers to satisfy their lifestyle needs. In a time of practicality, we continue to focus on adding unexpected flair. Variety of choices remains a key driver in our offering decisions in both our home plans and communities.